

Appendix PD-2



California Wildlife Foundation/California Oaks, 201 University Avenue, Berth H-43 Berkeley, CA 94710, (510) 763-0282

March 17, 2021

Carmichael-Old Foothills Farms Community Planning Advisory Council
5605 Marconi Avenue
Carmichael, CA 95608-4411

Transmitted via email: CPAC-Carmichael-OFF@saccounty.net

RE: O'Donnell Estates, Parcel Number: 247-0010-001, 4434 Maple Lane, Carmichael, CA 95608-1925

Dear members of the Carmichael-Old Foothills Farms Community Planning Advisory Council:

The California Oaks program of California Wildlife Foundation (CWF/CO) works to conserve oak ecosystems because of their critical role in sequestering carbon, maintaining healthy watersheds, providing wildlife habitat, and sustaining cultural values. Janet Bates, a concerned member of the community, reached out to CWF/CO regarding the impacts of the project on the oak trees on the site.

PROJECT IMPACTS ON OAK WOODLANDS

Section 19.12.090, Decision Criteria, of Sacramento County's tree ordinance requires that the approving body shall ascertain whether or not the tree cannot or should not be retained prior to the issuance of a tree removal permit. Criteria to be used in the determination include:

3. The approximate age of the tree compared with the average life span for that species;
4. Age of tree with regard to whether or not removal of the tree would encourage healthier, more vigorous growth of younger similar trees in the area;
5. The number of existing trees in the area and the effect of the tree removal upon public health, safety, prosperity, beauty and general welfare of the area;
6. The number of healthy trees that a given parcel of land will support, with and without the proposed development;
9. Present and future shade potential with regard to solar heating and cooling;
10. Whether or not there are any alternatives that would allow for the preservation of the tree...

CWF/CO urges the members of the Planning Advisory Council to carefully consider the scope and scale of the proposed oak removals by using the criteria above.

The supplemental application form for the Special Development Permit submitted to Sacramento County's Office of Planning and Environmental Review states: "g. The proposed development will not be materially detrimental to the environment or to the health, safety, or general welfare of the residents of the development and the County as it will mitigate for significant impacts to the environment..." However, the document described as a "Tree Removal and Mitigation Plan" that is included in the packet for the meeting simply identifies that trees that would be removed and trees that would potentially be impacted if the project were to proceed. It is unclear how this could be construed as mitigation.

California Public Resources Code (CPRC) §21083.4 (2004, Senate Bill 1334) requires that when a county is determining the applicability of the California Environmental Quality Act (CEQA) to a project, it must determine whether that project "may result in a conversion of oak woodlands that will have a significant effect on the environment." If such effects (either individual impacts or cumulative) are identified, the law requires that they be mitigated for the removal of oaks that are not commercial species, which are five inches or more in diameter as measured at a point 4.5 feet (breast height) above natural grade level. CPRC §21083.4 further specifies: "acceptable mitigation measures include, but are not limited to, conservation of other oak woodlands through the use of conservation easements and planting replacement trees, which must be maintained for seven years.

It is laudable that the proposed development includes an undisturbed parcel. A portion of oak woodland retention cannot, however, be considered to be sufficient to mitigate the impacts to the overall site. Sacramento County's General Plan's Conservation Element provides specific guidance on mitigating oak tree impacts. The preservation of twenty percent of the parcel is insufficient. Conservation Objective (CO) 140 of the General Plan states:

For projects involving native oak woodlands, oak savannah or mixed riparian areas, ensure mitigation through either of the following methods:

- An adopted habitat conservation plan.
- Ensure no net loss of canopy area through a combination of the following: (1) preserving the main, central portions of consolidated and isolated groves constituting the existing canopy and (2) provide an area on-site to mitigate any canopy lost. Native oak mitigation area must be a contiguous area on-site which is equal to the size of canopy area lost and shall be adjacent to existing oak canopy to ensure opportunities for regeneration.
- Removal of native oaks shall be compensated with native oak species with a minimum of a one to one dbh replacement.
- A provision for a comparable on-site area for the propagation of oak trees may substitute for replacement tree planting requirements at the discretion of the County Tree Coordinator when removal of a mature oak tree is necessary.
- If the project site is not capable of supporting all the required replacement trees, a sum equivalent to the replacement cost of the number of trees that cannot be accommodated may be paid to the County's Tree Preservation Fund or another appropriate tree preservation fund.
- If on-site mitigation is not possible given site limitation, off-site mitigation may be considered. Such a mitigation area must meet all of the following criteria to preserve, enhance, and maintain a natural woodland habitat in

perpetuity, preferably by transfer of title to an appropriate public entity.
Protected woodland habitat could be used as a suitable site for replacement tree plantings required by ordinances or other mitigations.

- o Equal or greater in area to the total area that is included within a radius of 30 feet of the dripline of all trees to be removed;
- o Adjacent to protected stream corridor or other preserved natural areas;
- o Supports a significant number of native broadleaf trees; and
- o Offers good potential for continued regeneration of an integrated woodland community.

CO-141. Specifies: “In 15 years the native oak canopy within on-site mitigation areas shall be 50 percent canopy coverage for valley oak and 30 percent canopy coverage for blue oak and other native oaks.”

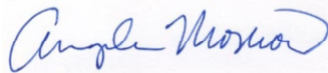
Another concerning aspect of the proposed project is the possible impacts to quite a few oaks, as identified in the map that details removals. Oaks should have no disturbance within the root protection zone (RPZ), which is the area that extends beyond the dripline to a distance that is half the distance between the trunk and the dripline. *Care of California's Native Oaks*, is downloadable from <http://californiaoaks.org/oak-tree-care/> and provides further information. If the project is approved, security payments should be made for both trees that are removed as well as trees that may be impacted by the project.

We welcome your inquiry should additional input be helpful in ensuring that the project reaches the no-net-loss standard required by the county.

Sincerely,



Janet Cobb
Executive Officer
California Wildlife Foundation



Angela Moskowitz
Manager
California Oaks Coalition

cc: Janet Bates, jhbates@comcast.net
Kimber Gutierrez, Associate Planner, County of Sacramento, gutierrezk@saccounty.net
Tim Vendlinski, life scientist, tvendlinski@icloud.com
Zarah Wyly, Director of Urban Ecology/Restoration Ecologist, Sacramento Tree Foundation, zarah@sactree.com

From: [andrew.goforth](#)
To: apexpropertymgmt@att.net
Cc: [Gutierrez, Kimber](#)
Subject: PLNP2020-00101
Date: Friday, July 2, 2021 5:10:26 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Hello

I am a homeowner on Woodfair Way in Carmichael and I believe I missed the public hearing on this development. I would prefer the acreage be annexed and made part of O'donnell Park so we don't have increased traffic on our nice quiet street. However, since it looks like this development will go forward anyway I was hoping you could create a Kitty Walk or some kind of access to Maple LN. and connect the neighborhoods so there is more mobility to get to Barret MS and other areas without kids having to travel down Winding Way.

Sincerely
Andrew Goforth
916-990-6197

From: [Clerk of the Board Public Email](#)
To: [Gutierrez, Kimber](#)
Subject: FW: Regarding Proposal for Bike Pathway for O'Donnell Estates Development, Control Number PLNP 2020-00101
Date: Friday, March 12, 2021 11:34:32 AM

From: Jean Marcy <ubermarcy@att.net>
Sent: Wednesday, March 10, 2021 6:02 PM
To: Clerk of the Board Public Email <BoardClerk@saccounty.net>
Cc: CPAC-Carmichael-OFF <CPAC-Carmichael-OFF@saccounty.net>; Mejia, Manuel <MejiaM@saccounty.net>; Holsworth, Meredith <HolsworthM@saccounty.net>; cindystorelli@gmail.com
Subject: Regarding Proposal for Bike Pathway for O'Donnell Estates Development, Control Number PLNP 2020-00101

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Regarding comment from Rick Wiesner to add a bike path/pedestrian walkway thru or around O'Donnell Estates. This is an off agenda item for consideration at the CPAC meeting scheduled for March 17, 2021.

This is a horrible idea that will only annoy those of us that live adjacent to the property under development by adding more trash and noise at all hours to this area, and making our properties less secure.

Jim Uber
Jean Marcy

6705 Lakeview Drive
Carmichael

To: Carmichael – Old Foothills Farms Community Planning Advisory Council

CC: Kimber Gutierrez (Lead Planner, County of Sacramento Office of Planning and Environmental Review)

From: Philip Salzman and Janet Bates

Date: July 5, 2020, revised November 20, 2020

Re: O'Donnell Estates Subdivision Project (PLNP2020-00101)

Additional concerns have been added to our July 5, 2020 letter and are based on review of the "Final Plan Set" document dated November 2, 2020 posted on the County Planning website. The additional concerns are shown underlined. All previous concerns are still pending.

We are writing to express our concerns about the application to create a new subdivision in the current single-family property located at 4434 Maple Lane in Carmichael (PN 247-0010-001). Our property at 4501 Woodfair Way is directly adjacent to this proposed development. We have reviewed the new documents posted through the end of June 2020 on the Sacramento County Planning Website. Although we do not entirely object to the development of this property to create new homes, we have multiple concerns about the adverse effects of this project on our property and our neighborhood. Many of our neighbors share these concerns.

Our concerns include but may not be limited to the points outlined below. These concerns may change as additional information is provided by the developer and the County.

Summary of key concerns:

1. **Surface water runoff:** The project currently appears to direct a portion of its drainage onto our property and onto Woodfair/Rappahannock Ways. This is unacceptable. The Drainage Plan does not provide any calculations to estimate the stormwater volume and flow rate to be managed. The County must ensure that runoff is fully managed on the project site and not allowed to drain onto adjacent parcels and/or public streets. A detailed drainage plan that addresses these concerns shall be completed prior to approval.
 - a) Detailed drainage plan with calculations not submitted for review.
 - b) Basin C looks OK in 2 dimensions but detained water would need to flow uphill to exit the proposed orifice (i.e. existing grade slopes from east to west) So the basin would either need to be steeper or wider than shown - and it already is encroaching on the heritage oaks' drip line.
 - c) We do not reject this approach out of hand, but what is to prevent Basin C from becoming additional mosquito habitat? Has this approach been approved by Sacramento County Mosquito & Vector Control? Please refer to Item 4 below.
2. **Preservation of heritage oaks and our property's visual amenities:** The County and the developer shall assure that all heritage oak trees not specifically identified for removal on the preliminary arborist report will be preserved during and after construction and occupancy. Also, if the site is suitable for dry wells for storm drainage mitigation, the wells shall be sized and shown on the project drawings prior to approval and recorded in the covenants, conditions, and restrictions for each parcel to assure no unexpected impacts on oak trees. Finally, to preserve the heritage oak trees and the visual amenities that our home currently provides, only a single-story house construction shall be allowed on Lot 1 and a minimum setback of 15 feet shall be required along the Lot 1 North property line.

3. **Construction and maintenance issues:** Construction duration must be limited and defined prior to approval and construction work hours must be limited to 8AM to 6PM, Monday through Friday. The County's broad work hours are reasonable in a commercial setting but not in a quiet established residential neighborhood. Also, the full lengths of Woodfair Way and Rappahannock Way must be repaved as part of the approved project. The roads are in poor condition and will crumble under construction vehicle traffic. Finally, no information detailing how the common facilities in the development (such as the private road, drainage swales, and open space) will be maintained into the future. Detailed documentation must be provided for review prior to project approval.
 - a) The proposed new sidewalk on Woodfair Way is located outside the County ROW and on my property. The proposed roadway curve must be reconfigured as I have no plans to sell a portion of my property.
4. **Storm drain routing and inadequate outflow channel:** Comprehensive storm drainage improvements must also address standing water and removal of mosquito habitat in the storm drainage ditch that would receive the discharge from the proposed development. This is an existing public health concern that will be made worse by the water flowing in from the new development.
5. **Proposed development access point and increase in Woodfair Way/Rappahannock traffic:** The vehicle entrance to the subdivision should be on Mapel Lane, as the property has historically been accessed. The residents of the Woodfair/Rappahannock Way neighborhood purchased their homes in good faith with the knowledge and understanding of local traffic volumes and patterns and have a reasonable expectation of the enjoyment of their quiet street with a low volume of traffic. Directing the vehicles from 8 of the 9 new parcels to our neighborhood is not an equitable solution.

Additional detail regarding our concerns is provided below.

1. Surface water runoff

We have previously expressed concerns regarding surface runoff which will need to be addressed by the County and the developer as part of the proposed development. There is a problem with the existing drainage which will be made worse by the proposed development and it needs to be addressed, with full design and documentation included as a condition of development of the site. The following reiterates the existing issue:

In addition to street flooding, our property at 4501 Woodfair Way is subject to significant water runoff from the adjacent 4434 Mapel Lane parcel during the winter months. As we are down-slope, water both flows over the ground surface and through the saturated soil. The water develops into a surprisingly large creek-like flow. This flow can be damaging to our property and landscaping.

The hard surface areas that will be created by the proposed subdivision will further increase the peak water runoff rate and increase the risk of property damage due to increased water velocity and depth as it passes through our yard. Both the County and the developer must be made aware of this ongoing issue, and a mitigation plan must be a criterion for any development approval going forward.

In addition, the submitted Drainage Plan calculation uses a contributing area of only 0.85 acres for a 5 acre site. The Plan appears to assume that all other storm drainage on the site will be managed by

dry wells or directed to adjacent parcels or the public street. The Plan does not provide any calculations to estimate the stormwater volume and flow rate to be managed and provides no geological information to establish that the site is actually suitable for the use of dry wells. If the site is suitable for dry wells, the wells need to be sized and shown on the approved drawings and recorded in the covenants, conditions, and restrictions for each parcel. Further, routing new subdivision drainage to adjacent parcels and/or public streets does not comply with County development standards.

Also note that the submitted plan assumes a water depth of 1 ft in the proposed drainage swales, however the drawings do not appear to show the additional 1 ft of freeboard required by County storm drainage design standards.

2. Preservation of heritage oaks and our property's visual amenities

It appears that the developer plans to cut down 3 of the 7 heritage oaks located in proposed Lot 1, located adjacent to our property. This action is at odds with the County General Plan relative to oak tree preservation and through this action our property will lose a significant visual amenity. We find the loss acceptable provided that certain items are included in the approved documents to prevent additional negative impacts to the use and enjoyment of our property. These items are as follows:

- A. Only a single-story house construction will be allowed on Lot 1 and a minimum setback of 15 feet shall be required along the Lot 1 North property line. These items shall be recorded in the covenants, conditions, and restrictions for the parcel.
- B. As noted in Item 1 above, if the site is suitable for dry wells, the wells need to be sized and shown on the project drawings and recorded in the covenants, conditions, and restrictions for each parcel. This will assure no unexpected impacts on the oak trees.
- C. The Heritage Blue Oaks #414 and #415 must be protected and preserved during construction, with strict adherence to the Sacramento County Tree Preservation and Protection Ordinance (Chapter 19.12). The 2 Heritage Blue Oaks located immediately south of #414 and #415 (indicated but not numbered) must not be impacted or modified by the Project.

3. Construction and Maintenance Issues

The following are construction and maintenance-related issues developed after review of the May 4 plan set.

- A. *Construction Duration and Work Hours:* Based on our recent experience with development of the property located at 4514 Maple Lane, we desire that the construction time window and work hours be clearly defined and enforced. The single-family home at the split lot that created 4514 Maple Lane took over 2 years to build, with the developer/owner working mostly nights and weekends to complete the construction. Early morning, late night, and weekend noise were a continual annoyance for over 2 years. This is a residential neighborhood and not an industrial zone. Peace and quiet in our homes is something that we all expect and deserve as County taxpayers. A fixed time must be established for the work to be completed and working hours must be limited to 8 AM to 6 PM, Monday through Friday.
- B. *Road Repair:* The full lengths of Woodfair Way and Rappahannock Way need to be repaved as part of this development project. The road surfaces are in very poor condition. The roads are

actually green with new grass growth in early spring. These roads will experience significant additional deterioration with the large truck traffic that will be routed to and from the site during construction. It is not reasonable to allow the developer to do its work and leave existing residents with a broken-up road full of potholes. Repaving of Woodfair Way and Rappahannock Way to County Standards should be included as part of the Developer's work and shown and detailed on the approved documents.

- C. *Future maintenance of common facilities in the subdivision:* No information is provided in the posted documents that details how the common facilities in the development, including but not limited to the private road, drainage swales, and open space, will be maintained into the future. A detailed document that details the scope and legal requirements of each homeowner in the subdivision must be provided for review prior to project approval.

4. Storm drain routing and inadequate outflow channel

We have previously expressed concerns regarding the existing storm drainage system that will take all surface runoff from this development and a resulting exacerbation of mosquito issues. These need to be addressed by the County and by Sacramento-Yolo Mosquito & Vector Control.

Runoff flowing into the storm drains at Woodfair Way and Rappahannock from the proposed development is routed into an outflow pipe that runs under the north side of our property and discharges at the rear of our property into an open ditch that then cuts across the property at 4520 Maple Lane. Sacramento County Water Resources has recently completed modifications to improve the outflow from this pipe from our property, but moist soil and water pools still regularly form in the earthen drainage ditch. In summer, water that flows from neighbors' sprinkler irrigation runoff goes into this drain and then pools in the ditch, resulting in a mosquito problem from standing water. We have had several visits from Sacramento County Vector Control to try to mitigate the mosquito problem. We and some of our neighbors are older and are concerned about contracting West Nile Virus. Additional periodic irrigation runoff from the proposed new homes will increase the quantity of mosquito habitat and increase our risk of exposure to the virus. This is an unacceptable public health hazard that must be comprehensively addressed as a part of any planning that goes forward on this project.

5. Proposed development access point and increase in Woodfair Way/Rappahannock traffic

We see that since the initial application of 2019, the number of houses with vehicle access to Woodfair/Rappahannock has been reduced from 10 to 8, with the total number of lots reduced to 9. Despite this reduction, our concerns relative to traffic impacts on these streets still need to be addressed by the County.

The street address of the property to be subdivided is Maple Lane and its current entrance is located on that street. The proposed subdivision, however, includes a primary entrance/exit serving eight houses to be located at the intersection of Woodfair Way and Rappahannock. Since the historical entrance to the property has been on Maple Lane, we feel that any development of the property should maintain that historical access point. Arbitrarily changing the property entrance unfairly penalizes the residents living on Woodfair and Rappahannock and will adversely impact the character of this neighborhood and quality of life for current residents who have purchased and maintained their homes in good faith with the knowledge and understanding of local traffic volumes and patterns. Like other neighbors, we chose to purchase property on a quiet street with a low volume

of traffic. The creation of this new street with eight additional single-family homes will substantially increase the volume of resident and service vehicles traveling on our streets. Increased traffic would also impact O'Donnell Heritage Park (adjacent parcel on Rappahannock) with its popular, recently developed child play area.

The subject property has a Mapel Lane address, and the primary vehicular entrance has always been via Mapel Lane. Therefore, street access to any new subdivision should also be from Mapel Lane. Directing the vehicles from 8 of the 9 new parcels to our neighborhood is not an equitable solution.

To: Carmichael-Old Foothills Farms Community Planning Advisory Council
CC: Kimber Gutierrez (Lead Planner, County of Sacramento Office of Planning and Environmental Review)
From: Philip Salzman and Janet Bates
Date: March 9, 2021
Re: O'Donnell Estates Subdivision Project (PLNP2020-00101) Review Comments

We have previously submitted detailed comments on the Project to CPAC in letters dated July 5, 2020 and November 20, 2020. Please refer to those documents for additional background and explanation. Below is a brief summary of our comments on the currently proposed project. Please see attached figures with additional detail.

1 – Surface Water Runoff:

- (A) The developer shall submit a revised drainage plan to allow verification of how drainage system elements were sized and how they function both routinely and during the design storm event.
- (B) Proposed Basin C has the potential to be a mosquito generator, to be an odor generator, to be much larger than currently shown on the plans, and to negatively impact our existing trees and low-water plants. Please provide a response to these concerns.
- (C) Confirm that the 3 new DIs will be Type B to prevent the chronic flooding seen with existing leaf-blinded Type C DIs.

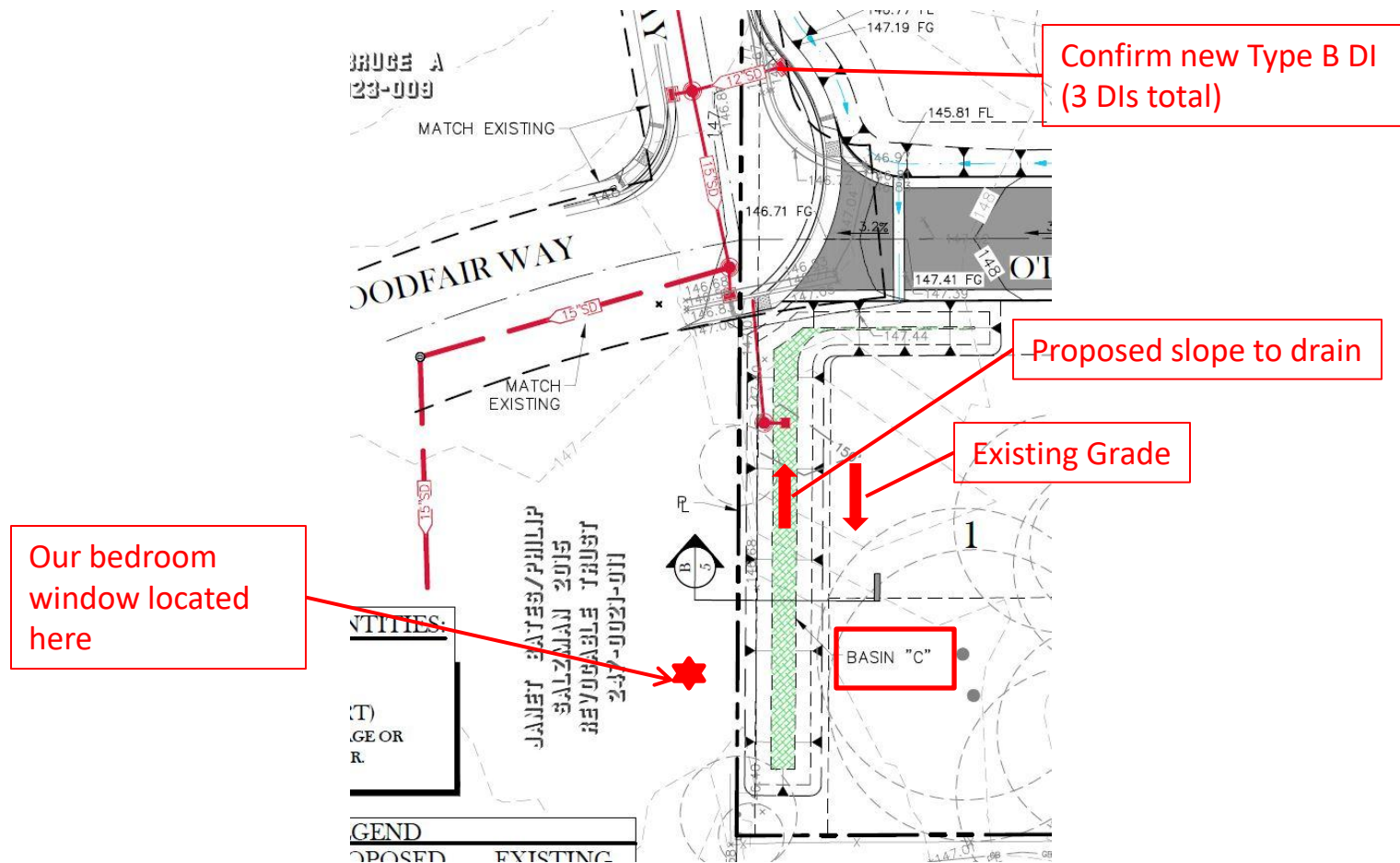
2 – Preservation of Heritage Oaks & Visual Amenities/Privacy:

- (A) The County must require that the developer's proposed "allowable building footprint area" be recorded in the covenants, conditions, and restrictions for the parcels to avoid additional damage to Heritage Oaks by those who purchase the lots. Any proposed "dry wells" or similar features must also be shown on the plans and recorded.
- (B) In order to preserve our property's visual amenities and privacy we request that a minimum 15 foot setback be provided along the north property line of Lot 1 and only a single story house be allowed to be constructed in Lot 1.

3 – Construction and Maintenance Issues:

- (A) Peace and quiet in our homes is something we expect and deserve as County taxpayers. A fixed time must be established for all construction work to be completed and working hours must be limited to 8AM to 6PM, Monday through Friday.
- (B) Woodfair Way and Rappahannock Way are in very poor condition and will be significantly damaged by the heavy trucks and construction vehicles. Woodfair and Rappahannock must be completely repaved as part of the project.
- (C) Information must be provided on how common facilities including roads, open space, and drainage basins will be maintained and there must be enforceable financial penalties for noncompliance.

1 – Surface Water Runoff: (A) A revised drainage plan has not been submitted and is required to verify how system elements were sized and how they function both routinely and during the design storm event. (B) Proposed Basin C has the potential to be a mosquito generator and odor generator. Lawn sprinkler drainage will likely keep it wet throughout the year. Also, a quick calculation shows that the current basin geometry does not take into account existing grade, with the proposed slope drainage running opposite the existing grade, and will need to be much wider than shown if 3:1 side slopes are maintained. An additional concern is what impacts seepage from the basin could have on our existing trees and low-water landscape plants (C) Confirm that the 3 new Drain Inlets (DI) will Type B to prevent the chronic flooding we have seen with existing leaf-blinded Type C DIs.



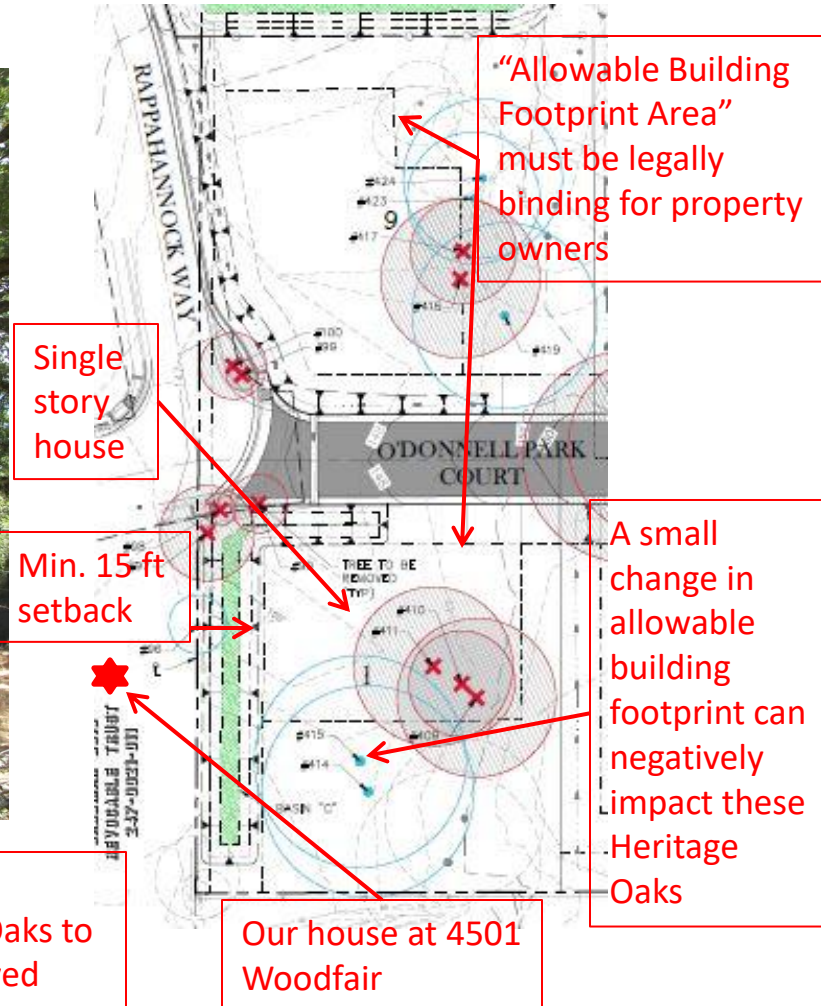
2 – Preservation of Heritage Oaks & Visual Amenities/Privacy: The developer’s plan includes cutting down 44 trees, including at least 27 oak trees – many of which are Heritage Oaks (>19” dia.) **(A)** The County must require that the developer’s proposed “allowable building footprint area” be recorded in the covenants, conditions, and restrictions for the parcels to avoid additional damage to Heritage Oaks by those who purchase the lots. Any proposed “dry wells” or similar features must also be shown on the plans and recorded. **(B)** In order to preserve our property’s visual amenities and privacy we request that a minimum 15 foot setback be provided along the north property line of Lot 1 and only a single story house be allowed to be constructed in Lot 1.



411, 410, 409
Oaks to be cut
down

Current view from our
backyard - looking South to
proposed Lot 1

415 & 414
Heritage Oaks to
be preserved



3 – Construction and Maintenance Issues: (A) Peace and quiet in our homes is something we expect and deserve as County taxpayers. A fixed time must be established for all construction work to be completed and working hours must be limited to 8AM to 6PM, Monday through Friday. (B) Developer proposed 860 CY of export = 86 dump truck loads = 172 times damaged roads will be pounded by heavy dump trucks alone, not to mention trucks loaded with materials and the many trips by trade worker vehicles. Woodfair and Rappahannock must be repaved as part of the project. (C) Information must be provided on how common facilities including roads, open space, and drainage basins will be maintained and there must be legal penalties for noncompliance.

Similar relative position of our bedroom window to proposed Lot 1



Hours of work and duration of construction must be limited for project in residential community



Woodfair Way – typical photo showing alligator'd pavement with grass growing in cracks. Woodfair and Rappahannock must be repaved as part of the project.



Drainage Basin can be mosquito habitat if not maintained

To: Carmichael – Old Foothills Farms Community Planning Advisory Council
CC: Kimber Gutierrez (Lead Planner, County of Sacramento Office of Planning and Environmental Review)
From: Philip Salzman and Janet Bates
Date: July 5, 2020
Re: O'Donnell Estates Subdivision Project (PLNP2020-00101)

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drainage ditch that would receive the discharge from the proposed development. This is an existing public health concern that will be made worse by the water flowing in from the new development.

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Additional detail regarding our concerns is provided below.

1. Surface water runoff

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In addition to street flooding, our property at 4501 Woodfair Way is subject to significant water runoff from the adjacent 4434 Mapel Lane parcel during the winter months. As we are down-slope, water both flows over the ground surface and through the saturated soil. The water develops into a surprisingly large creek-like flow. This flow can be damaging to our property and landscaping.

The hard surface areas that will be created by the proposed subdivision will further increase the peak water runoff rate and increase the risk of property damage due to increased water velocity and depth as it passes through our yard. Both the County and the developer must be made aware of this ongoing issue, and a mitigation plan must be a criterion for any development approval going forward.

In addition, the submitted Drainage Plan calculation uses a contributing area of only 0.85 acres for a 5 acre site. The Plan appears to assume that all other storm drainage on the site will be managed by dry wells or directed to adjacent parcels or the public street. The Plan does not provide any calculations to estimate the stormwater volume and flow rate to be managed and provides no geological information to establish that the site is actually suitable for the use of dry wells. If the site is suitable for dry wells, the wells need to be sized and shown on the approved drawings and recorded in the covenants, conditions, and restrictions for each parcel. Further, routing new subdivision drainage to adjacent parcels and/or public streets does not comply with County development standards.

Also note that the submitted plan assumes a water depth of 1 ft in the proposed drainage swales, however the drawings do not appear to show the additional 1 ft of freeboard required by County storm drainage design standards.

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tree preservation and through this action our property will lose a significant visual amenity. We find the loss acceptable provided that certain items are included in the approved documents to prevent additional negative impacts to the use and enjoyment of our property. These items are as follows:

- A. Only a single-story house construction will be allowed on Lot 1 and a minimum setback of 15 feet shall be required along the Lot 1 North property line. These items shall be recorded in the covenants, conditions, and restrictions for the parcel.
- B. As noted in Item 1 above, if the site is suitable for dry wells, the wells need to be sized and shown on the project drawings and recorded in the covenants, conditions, and restrictions for each parcel. This will assure no unexpected impacts on the oak trees.
- C. The Heritage Blue Oaks #414 and #415 must be protected and preserved during construction, with strict adherence to the Sacramento County Tree Preservation and Protection Ordinance (Chapter 19.12). The 2 Heritage Blue Oaks located immediately south of #414 and #415 (indicated but not numbered) must not be impacted or modified by the Project.

3. Construction and Maintenance Issues

The following are construction and maintenance-related issues developed after review of the May 4 plan set.

- A. *Construction Duration and Work Hours:* Based on our recent experience with development of the property located at 4514 Mapel Lane, we desire that the construction time window and work hours be clearly defined and enforced. The single-family home at the split lot that created 4514 Mapel Lane took over 2 years to build, with the developer/owner working mostly nights and weekends to complete the construction. Early morning, late night, and weekend noise were a continual annoyance for over 2 years. This is a residential neighborhood and not an industrial zone. Peace and quiet in our homes is something that we all expect and deserve as County taxpayers. A fixed time must be established for the work to be completed and working hours must be limited to 8 AM to 6 PM, Monday through Friday.
- B. *Road Repair:* The full lengths of Woodfair Way and Rappahannock Way need to be repaved as part of this development project. The road surfaces are in very poor condition. The roads are actually green with new grass growth in early spring. These roads will experience significant additional deterioration with the large truck traffic that will be routed to and from the site during construction. It is not reasonable to allow the developer to do its work and leave existing residents with a broken-up road full of potholes. Repaving of Woodfair Way and Rappahannock Way to County Standards should be included as part of the Developer's work and shown and detailed on the approved documents.
- C. *Future maintenance of common facilities in the subdivision:* No information is provided in the posted documents that details how the common facilities in the development, including but not limited to the private road, drainage swales, and open space, will be maintained into the future. A detailed document that details the scope and legal requirements of each homeowner in the subdivision must be provided for review prior to project approval.

4. Storm drain routing and inadequate outflow channel

We have previously expressed concerns regarding the existing storm drainage system that will take all surface runoff from this development and a resulting exacerbation of mosquito issues. These need to be addressed by the County and by Sacramento-Yolo Mosquito & Vector Control.

Runoff flowing into the storm drains at Woodfair Way and Rappahannock from the proposed development is routed into an outflow pipe that runs under the north side of our property and discharges at the rear of our property into an open ditch that then cuts across the property at 4520 Mapel Lane. Sacramento County Water Resources has recently completed modifications to improve the outflow from this pipe from our property, but moist soil and water pools still regularly form in the earthen drainage ditch. In summer, water that flows from neighbors' sprinkler irrigation runoff goes into this drain and then pools in the ditch, resulting in a mosquito problem from standing water. We have had several visits from Sacramento County Vector Control to try to mitigate the mosquito problem. We and some of our neighbors are older and are concerned about contracting West Nile Virus. Additional periodic irrigation runoff from the proposed new homes will increase the quantity of mosquito habitat and increase our risk of exposure to the virus. This is an unacceptable public health hazard that must be comprehensively addressed as a part of any planning that goes forward on this project.

5. Proposed development access point and increase in Woodfair Way/Rappahannock traffic

We see that since the initial application of 2019, the number of houses with vehicle access to Woodfair/Rappahannock has been reduced from 10 to 8, with the total number of lots reduced to 9. Despite this reduction, our concerns relative to traffic impacts on these streets still need to be addressed by the County.

The street address of the property to be subdivided is Mapel Lane and its current entrance is located on that street. The proposed subdivision, however, includes a primary entrance/exit serving eight houses to be located at the intersection of Woodfair Way and Rappahannock. Since the historical entrance to the property has been on Mapel Lane, we feel that any development of the property should maintain that historical access point. Arbitrarily changing the property entrance unfairly penalizes the residents living on Woodfair and Rappahannock and will adversely impact the character of this neighborhood and quality of life for current residents who have purchased and maintained their homes in good faith with the knowledge and understanding of local traffic volumes and patterns. Like other neighbors, we chose to purchase property on a quiet street with a low volume of traffic. The creation of this new street with eight additional single-family homes will substantially increase the volume of resident and service vehicles traveling on our streets. Increased traffic would also impact O'Donnell Heritage Park (adjacent parcel on Rappahannock) with its popular, recently developed child play area.

The subject property has a Mapel Lane address, and the primary vehicular entrance has always been via Mapel Lane. Therefore, street access to any new subdivision should also be from Mapel Lane. Directing the vehicles from 8 of the 9 new parcels to our neighborhood is not an equitable solution.

From: [Mike Y](#)
To: [Clerk of the Board Public Email](#); [Gutierrez, Kimber](#)
Subject: Meeting Comment for **** Carmichael/Old Foothill FarmsCommunity Planning Advisory Council (CPAC)Wednesday, March 17, 2021 at 6:30 PM
Date: Thursday, March 11, 2021 8:03:25 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Good evening,

I live down the street from this development. First off, my household has not been able to voice or opinions on this development. The upcoming meeting only has 15 minutes for comments. I have no faith in being able to speak.

The developer plan mentioned that there was a survey that was conducted in 2019. I was never part of this survey.

The plan for development is not to my interest - the plan gives nothing back to the community. Originally, a lot of that land used to be parkland, and was sold privately because it was not to be used.

The land was obtained from the Money Store owners (which destroyed the California economy). Do we have to re-live the privatisation of our wealth? The profits that created this were ill-gotten, and now the people suffer twice.

I live on the Woodfair Way side of the development. There is currently no road usage to the housing. The current plan for the road is private, and offers no access to existing homeowners in the area.

This plan does nothing but help the developer, and it gives nothing back to the existing community.

There has not been enough time to vocalize opinions, and this County needs to give this development more oversight.

This does not help the housing crisis. This is cramming expensive homes into a small area, that utilizes private roads that don't match the surrounding area, and that is on land that has a history of being obtained at the expense of the people.

If there is to be building, the road should match, the park land that was taken years ago for the O'Donnel park should be given back to Carmichael, and there should be more effort to help existing land owners.

The current plan is nothing but profits - and it is an investment - and should be seen so. These are luxury homes that do not help the housing crisis. Aside from this, since it is an investment, that means that there should be investor arguments; how does this help my investment?

In short, there is no oversight to this project, the community has not been able to vocalize their opinion, this is putting private profits before the community, the development does not match the neighborhood (I am not against building), and it does not help the housing crisis.

The plan needs to restore the land purchased years ago to the park district. The plan should have normal size streets, and the plan should have two roads, one that connects on both sides, and does not favor Mapel or Woodfair Way.

Aside from this, the plan in general; why not sell the large mansion to a non-profit? There are different ways to utilize this property. Again - this is showing the investment nature of the property.

This is no pro-community. This is pro-investor.

Thank you,

Michael Yosgott (son and also on behalf of parents who live at the same address).
4517 Woodfair Way
Carmichael, CA 95608
916-719-4950